

PLAN COMMISSION MEETING MAY 26, 2009

The Regular Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Wayne Mcstrack, Jeff Roth, Alan Theis, John Meyer, Wilfredo Barreto, Dave Jennings and Patrick Hess.

Excused: Larry Rigden and Wanda Gosa.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Greg Jezak, Wales/Genesee Fire Chief; Greg Hege of Enterprise Lighting, LTD; Dave Broadfoot and Dale Zabel of Kettle Moraine School District; and Denise Harris 262 W Main Street.

The Plan Commission Chairman noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of April 28, 2009. Motion by Wilfredo Barreto to approve the minutes and waive the requirement of reading same, second by Alan Theis, motion passed. Wayne McStrack abstained.

PUBLIC COMMENT

No public comment.

DISCUSSION LED LIGHTING GREG HEGE

DISCUSSION: Greg Hege of Enterprise Lighting, LTD presented information on LED lights. The current light pole fixtures could be easily converted for the LED fixtures. Energy consumption can be reduced by over 50%, and in some cases even higher when converting from HID (High-Intensity Discharge) or HPS (High Pressure Sodium) to LED (Light-Emitting Diode) lighting. Because the LEDs uses less energy than the HIDs about the same percentage of reduction in emission is also achievable. LEDs contain no mercury which is better for the environment. The pay back is about 4 ½ to 5 years. The LED lights will have less maintenance costs when compared to HID lights. The LED lighting can be focused where you want the light and can prevent the spillage of light to adjacent properties. LED lights can improve the uniformity, color and brightness of the light. Since LEDs are solid-state, they instantly establish full brightness immediately after being energized. The life expectancy of the LED lights is 100,000 hours or about 20 years. The LEDs never “burn-out”, but the light will diminish over time. When proper care is taken with the optical system design, LEDs can eliminate glare and improve visibility. LEDs can be programmed to change the lighting need per the customer; more when you need and less when you do not. In most cases, because the light from the LEDs is brighter, you may need less light poles.

PLAN COMMISSION MEETING MAY 26, 2009

**REQUEST FOR APPROVAL
STORMWATER MANAGEMENT PLAN
HARRIS MARKETING GROUP
262 WEST MAIN STREET**

REQUESTED BY: Wales Plan Commission

PRESENTED BY: Denise Harris
262 W Main Street
Wales, WI 53183

DISCUSSION: The Plan Commission requested that Ms. Harris come to the meeting to discuss the status of her rain garden. The plan was approved at the April 2006 Plan Commission meeting. To date the rain garden has not been installed. The WI DNR has adopted in rules for Stormwater run-off and if the rain garden is not installed soon, Ms. Harris will have to return to Plan Commission with a new plan which would have to comply with the new code. Ms. Harris stated that, "She was working with a landscaper and had hoped to have the rain garden installed by this past spring." The Plan Commission is giving Ms. Harris until the end of August 2009 to have the rain garden installed. Plan Commission members are requesting that she keep them updated with monthly reports, which she can do via email. She must make sure that the conditions of the letter from the Village Engineer are met.

MOTION: Motion by Wayne McStrack to recommend that the previously approved Landscaping Plan to be installed completely by the end of August 2009, with monthly updates to the Plan Commission and a final report on the status when complete. The design must be in accordance with the original plan and address the letter submitted by the Village Engineer, as submitted, second Alan Theis. Motion passed unopposed.

**REQUEST FOR APPROVAL
MULT-PURPOSE SOCCER FIELD BUILDING
KETTLE MORAIN HIGH SCHOOL
349 OAK CREST DRIVE**

REQUESTED BY: Greg Aprahamian & Dave Boardfoot
349 Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Dale Zable & Dave Boardfoot

DISCUSSION: The High School would like have the kids pour the footings for the building before the end of the school year. This building will not have heat or water; the concessions will be dry. There will be no storage or concession use of this building until an occupancy has been granted from the Village Building Inspector. The building was presented without exterior lighting, and will have to return to the Plan Commission for approval of lighting. Exit and security lighting is required per code. In 1999 they were granted approval to install lighting for evening games, but they will have to present the

PLAN COMMISSION MEETING MAY 26, 2009

type of fixtures that they would like to install for approval. In 2005 the Village passed a new Illumination Ordinance and the fixtures will have to comply with the new code. The kids will be working with businesses to get hands-on skills for construction. The building will should be completed by the fall of 2009. They will not leave a half constructed building on the site. They will not start building at the site until the fall school session, but they will be working on the building in the classroom.

MOTION: Motion by Jeff Flaws to recommend approval of the building and to pour the footings, and return for approval of the lighting, as submitted, second John Meyer, Motion passed unopposed.

DISCUSSION LAND USE MAPS FOR SMART GROWTH & MASTER LAND USE PLAN

DISCUSSION: When comparing the two maps there were some small differences, some of the lots have been changed per amendments to the Master Land Use Plan, but do not show it on the map in the book. One change to the Smart Growth map should be the small triangle located on the northeast corner of Hwy 18 and Wildwood Trail; it is shown as B2 and should be R1. The Plan Commission will adopt the new Smart Growth Map for the Master Land Use Plan so that both maps agree with each other.

DISCUSSION: The Plan Commission members have been reviewing the "Final Draft" of the Smart Growth Plan and would like for the document to be reviewed by Yaggy/Colby for spelling, grammar, punctuation and page numbering, before any further review by the Plan Commission.

NEXT MEETING DATES

Tuesday June 30, 2009

Tuesday July 28, 2009

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Alan Theis, motion passed, unopposed. This meeting was adjourned at 8:55 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk